



Walsingham Gardens, Stoneleigh



# £650,000

## Freehold

- Four Bedrooms
- Semi Detached House
- Kitchen/Breakfast Room
- Two Receptions Rooms
- Downstairs W/C
- Utility Room
- Ensuite Shower Room
- Lounge and Conservatory
- Driveway and Garage
- Lawned Rear Garden



Situated in a sought after road within walking distance of Stoneleigh Broadway, mainline railway station and excellent local schools, as well as the popular Auriol Park is this four bedroom semi detached family home.

The property offers a Kitchen/breakfast room, two further reception rooms, a utility room off the kitchen, and downstairs toilet.

This house offers flexible living accommodation for the growing family.

Upstairs are four generously proportioned bedrooms and a family bathroom as well as an ensuite shower room leading on from the master bedroom .

To the front of the property a driveway provides parking for two or three cars as well as a single garage. While to the rear of the property features a well maintained private garden.

Early viewing essential.

Stoneleigh is a highly sought after residential

area with a bustling Broadway of shops and restaurants at its heart, as well as a mainline railway station with services to Waterloo every twenty minutes. There is a choice of infant and junior schools within the immediate vicinity and the Historic Nonsuch Park runs alongside the South East side.

Both the M25 and A3 are easily accessible giving a straight forward route to London and both Heathrow and Gatwick international airports.

Tenure: Freehold.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>71</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>42</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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**Please Note:** Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.





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